

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, JUNE 13, 2022**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

The City Council Meeting was called to order at 7:03 PM by Mayor Keough and was held at 3515 Broad Street.

B. ROLL CALL:

Sanam Arab – Present
Paul Cousins – Present
Donna Fisher – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Absent
Zach Michels – Present
Mayor Shawn Keough – Present

Student Representatives:

Alex Gilbert – Present
Eren Buyukbozkirli – Absent

Also attending: Justin Breyer, City Manager and City Clerk; Tim Stewart, Assistant Public Services Superintendent; Josh Tanghe, Assistant to the City Manager; Grace Whitney, Associate Planner; Pamela Weber, Recording Secretary; Marie Sherry, Finance Director/Treasurer; Stacie Serdar & Marcus McNamara, OHM Advisors; residents; and media

C. APPROVAL OF THE MINUTES:

1. City Council Work Session – May 18, 2022
2. City Council Meeting – May 23, 2022

Motion Fisher; support Griffin to approve the minutes of the May 18, 2022 City Council Work Session and May 23, 2022 City Council Meeting.

Ayes: Michels, Cousins, Fisher, Arab, Griffin, Keough
Nays: None
Absent: Hubbard
Motion carries

D. PRE-ARRANGED PARTICIPATION:

1. Dexter Schools Students – Dog Park Project Proposal

The fifth-grade project-based summit class including Ava Grant-Wall, Matt Sherman, Henry Brand, Sofia Plasencia-Huey, Timothy Hannich, Callum Ham and teacher, Ms. Denise Dutcher presented a project they recently completed. The students proposed a dog park to help deter residents from walking their dogs on school property. They cited the health concern of dog urine and feces on school property as a motivation for the dog park project. The students explained their research process, presented a three-dimensional model, a budget, park features, considerations and suggested locations. The students cited flexibility within the budget for phasing in and/or eliminating higher cost elements. The presentation ended with a question-and-answer session that included the idea of placing one of the park features, a “Fido Fountain”, somewhere downtown.

E. APPROVAL OF AGENDA:

Motion Fisher; support Arab to approve the Agenda as presented.

Ayes: Arab, Cousins, Michels, Griffin, Fisher, Keough

Nays: None

Absent: Hubbard

Motion carries

F. DECLARATION OF CONFLICTS OF INTEREST- None

G. PUBLIC HEARINGS:

1. 2022-2023 Millage Rate and Budget

Consideration of: Resolution Setting the 2022-2023 Millage Rate and Administration Fee.

Mayor Keough opened the public hearing at: 7:24 PM.

There was no public comment.

Mayor Keough closed the public hearing at: 7:25 PM.

Motion Griffin; support Fisher to approve the Resolution setting the 2022-2023 Millage Rate and Administrative Fee.

Ayes: Griffin, Cousins, Fisher, Arab, Keough

Nays: Michels

Absent: Hubbard

Motion carries

2. 2022-2023 Water and Sewer Rate Ordinance

Consideration of: Adoption of the 2022-2023 Water and Sewer Rate Ordinance.

Mayor Keough opened the public hearing at: 7:36 PM.

There was no public comment.

Mayor Keough closed the public hearing at: 7:37 PM.

Motion Cousins; support Fisher to approve the adoption of the 2022-2023 Water and Sewer Rate Ordinance.

Ayes: Cousins, Michels, Fisher, Griffin, Arab, Keough

Nays: None

Absent: Hubbard

Motion carries

H. NON-ARRANGED PARTICIPATION - None

I. COMMUNICATIONS:

1. Upcoming Meeting List

- Add a fire station work session on 6/27/22 at 5:30 PM.

J. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided his written report as per packet. Mr. Stewart provided the following updates to the three-week report:

- Kurt is working on moving the stop signs (Alpine/Main). They will move the others as time allows.
- There was graffiti on the rock at the new city hall location.
- A question was asked about the report of biomass on 5/18/22 and what caused it. Mr. Stewart reported it was something from the outside (like metals) that upset the plant. He reported it does occasionally happen. It took 3-4 days to get it back in balance through the adjustment of chemicals. These issues do not always have a quick solution.
- A comment was made that the sidewalk on 2nd Street looks great.
- The DPW did the final tie in on 2nd Street last week. The watermain is done and the process went a lot better than expected. The sidewalk is complete to Hudson Street. The storm sewer will be finished tomorrow. The project will be done before July 1st.
- We received prices on the log jam and will take care of it.

- We had our meeting with the kids today about storm water. It was quite a success. The kids asked great questions and were thrilled with the Dairy Queen cones provided at the end. We will try to do this type of thing again in the future.
- Mr. Schlaff will be here at the next meeting to address City Council (his last work day is June 30th).

2. Community Development Manager – Michelle Aniol

Ms. Aniol provided her written report as per packet. Ms. Aniol provided the following update:

- A brief Planning Commission update was provided.
- Ms. Whitney completed the code enforcement assessment related to lawn mowing and weeds. Two rounds of letters have been sent each having a 10-day waiting period before the next step. Staff has also initiated the enforcement process on a few other properties following resident complaints. Staff has developed a memo about the enforcement process and the length of due diligence time that the current ordinance provides, as well as the research that staff has done to provide alternative options for reducing the length of time between recognition of a needed reinforcement and resolution (ticket or court).
 - Support for one notice letter only was given by a Council Member along with the suggestion to publish in the newspaper ahead of time.
 - Ms. Aniol will consult with the City Attorney about whether or not two 10-day notices are required.
 - A question was asked about time delays with some violation notifications. Ms. Aniol indicated that code enforcement is quite time consuming and now that staffing is back to full, the City will be able to handle code issues timelier. A suggestion was made to define response times for each level of violation communication.
 - A Council Member indicated that small towns typically handle Code Enforcement in a collegial manner, in response to complaints. The City of Dexter has typically handled its code enforcement in that manner rather than actively patrolling for violations.
 - A suggestion was made to have boilerplate language prepared for responses to resident complaints so the complainants know they have been heard.
 - A suggestion was made to plan ahead by getting an annual bid for lawn mowing service to ensure those exceeding notice periods with mowing/weed violations can be promptly addressed.
 - A question was asked about timeframes for code violator responses and how often communication occurs.
 - Ms. Aniol thanked everyone for their input and will look at all of the comments and suggestions.
 - Mr. Breyer said reminders and updates can be included in City emails and newsletters.

- A resident dialed into the Council Meeting asking about code enforcement for 3075 Baker Road, a professional medical office that presents as a house. Ms. Aniol said it is a live/work development. She reported that our code timeframes do not expire as long as progress is being made on a building project. A discussion of possible code violations, such as: overgrown noxious weeds, debris not being removed, equipment in disarray, followed. Ms. Aniol will speak with the City Attorney about the length of time the project is taking.
 - Staff got a call about a possible request for Cornman Farms to annex into Dexter. Some parts of the property are under the 425 Agreement. Others are not. Ms. Aniol is arranging a meeting with them for further discussion.
3. Board, Commission, & Other Reports- “Bi-annual or as needed” - None
4. Subcommittee Reports - None
5. City Manager Report – Justin Breyer
- Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following update:
- The Owl camera/audio system solution has been purchased for City Hall meetings, which will improve overall audio-visual communication.
 - We are in the swing of elections. The first ballot delivery to the City Staff will be in a few weeks followed by absentee ballots being sent to residents.
 - Mr. Breyer has an upcoming 6-minute segment on WJR Detroit about Paint Dexter.
 - A City employee will be out for approximately four months due to a scheduled surgery.
 - A request has been made by Dexter Daze to utilize the parking lot between the Dairy Queen and The Beer Grotto during Dexter Daze. They did not use the parking lot last year.
 - The “Walk Your Wheels” stencils have been placed strategically downtown. They are not lasting as long as hoped. Longer lasting sprays are being investigated.
 - A question was asked about updates on crossing at Dexter Ann Arbor Rd. and Dan Hoey. Due to the type of bulbs and regular burning-out of the “walk” and “don’t walk” signals at Dexter-Ann Arbor and Dan Hoey, the DPW is working to swap these signals with an LED style “walk” and “don’t walk” signal.
 - A question was asked about The Hotel Hickman lease. Mr. Keough responded that property has been primarily used as an incubator business location. The Hotel Hickman has been the most stable business there. The owners even purchased the adjacent property. A Council Member mentioned that the City owns the property because it was originally a library.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following update:

- I based the student recommendations for committees and Council appointments on their desired committee first, not their grade level.
- Thank you, Mr. Cousins, for the Memorial Day Proclamation.
- The Hilltop View open house was well attended. They are running a good show so far. The residents are excited to be there. The apartments have a spacious feel. The food pantry is beautiful and well stocked. It was good to see members of Council and City Staff in attendance.
- There are three proclamations in the packet. I missed getting ahead of the June 3rd National Gun Violence Awareness Day. There is a Pride Month Proclamation, and one for Juneteenth, which is celebrated on June 20th in MI this year.
- I would like proclamations on the agenda, up front and center, in the future.
- The June 27th packet will include all commissions and committee appointments. We do need replacement Council representatives on some committees.
- The State of the City will go into the upcoming newsletter.

7. Council Member Reports –

Mr. Michels attended the Fire Station Design Conference in Chicago. Due to cost escalation, a 7.9 million dollar building will now cost 9 million to build. The average life of a fire station building is 75 years. They recommend having one acre of land for every 5000sq. ft. of building, putting dormitory rooms on the exterior of the building and no more single large restrooms. Rather, having 4 individual restrooms/locker rooms is the better plan.

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$456,169.27
2. Consideration of: Student Representative Appointments
3. Consideration of: Paint Dexter MLCC Permit Request
4. Consideration of: Production and Installation of Informational Kiosk for an Amount not to Exceed \$10,500

Motion Fisher; support Arab to approve the items 1-4 of the Consent Agenda.

Ayes: Michels, Arab, Cousins, Griffin, Fisher, Keough

Nays: None

Absent: Hubbard

Motion carries

L. UNFINISHED BUSINESS-Consideration and Discussion of:

1. Consideration of: Resolution to Adopt of the City of Dexter 2022-2027 Capital Improvements Plan

Motion Griffin; support Fisher to approve the attached 2022-2027 CIP Resolution of Adoption with the following amendment:

- Project ID 4.05 should show a number 3 for “protect health, safety, lives of citizens”.

Ayes: Arab, Michels, Griffin, Fisher, Cousins, Keough

Nays: None

Absent: Hubbard

Motion carries

M. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Dexter-Ann Arbor Rd. Speed Limit Traffic Control Order

Motion Griffin; support Arab for the adoption of a traffic control order to decrease the speed limit on Dexter-Ann Arbor Rd. from Carrington Dr. to Dan Hoey Rd. from 50 mph to 40 mph.

Ayes: Fisher, Michels, Griffin, Cousins, Arab, Keough

Nays: None

Absent: Hubbard

Motion carries

2. Discussion of: Roads Capital Planning Report

City Council discussed the following related to roads capital planning:

- City Manager Breyer reported that in November 2021, City Council approved a proposal from OHM Advisors to assist with capital planning for roads. OHM proceeded to take road core samples for those roads where previous core samples were not available to evaluate “road thickness.” OHM also evaluated the City’s road network to update the PASER ratings map. At the same time, OHM met with City staff to determine where DPW spends the most time with regard to maintenance. Using this information, OHM prepared options for the rehabilitation/maintenance of the City’s various roads and the cost estimates associated with those treatment options.
- OHM Advisors’ Marcus and Stacie provided the following answers to questions from Council Members:
 - Depending on where the road is in its service life, a 1-10 rating (Michigan DOT Standard) helps determine what needs to happen with a particular road’s maintenance. Pavement cores (thickness) are also a determinant.
 - A lot goes into the decisions about which roads get which Paser Ratings. One is how important the street is. Traffic load and freeze thaw can impact things

quickly. Once a road has structural issues, that is considered the end of the service life. Sometimes fixes include adding crowing to the middle of the road so that water does not sit. The condition of the road impacts ride quality. The Paser Rating does not consider ride quality. Sometimes, ride quality is bad, but road quality is fine.

- Council Members were advised to review the report thoroughly. Ms. Griffin is on the Streets Committee and offered to take the report to them.
- A Council Member stated she is getting questions from residents about the proposed roundabout at Dexter Chelsea Road and Main Street.
 - The county did an evaluation and said that intersection scored very high, meaning a need for a roundabout. City Council did send a letter of support for the project.
 - Some residents are concerned about a roundabout causing further back-ups. Information was shared that roundabouts are safer because they slow people down and also keep traffic moving. They are not intended to eliminate traffic.
- A suggestion was made to add a right turn lane on Island Lake Road at Dexter-Pinckney Road so drivers can go right without being backed up. Discussion was robust about the possibility of a roundabout at that location as well.

N. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

Arab:	A few things are heartwarming about the Dexter community. I appreciate the dog park presentation, the proclamations and the Hilltop open house and all who came together to make that happen.
Cousins:	None
Fisher:	I like the Victor Michaels letter complimenting City Staff. It was heartwarming to read the student applications for committee/Council appointments and to know these students are our future.
Griffin:	A nod to the students graduating and in particular to our representatives. It was great opening the paper and seeing two of our student representatives, Alex Gilbert and Isabella Malek, as Top 10 Graduates.
Hubbard:	Absent
Michels:	I would love to see us place a “Fido Fountain” downtown. What can we do to make that happen? If we do a fire station renovation, we should look at the language in Section 2-154 (City Charter).
Student Representatives:	
Gilbert:	I really enjoyed the dog park presentation. It is inspiring to see the young students engaged and interested in their community.
Buyukbozkirli:	Absent

O. NON-ARRANGED PARTICIPATION - None

P. ADJOURNMENT

Motion Fisher; support Cousins to adjourn the meeting at 9:10 PM.
Unanimous voice vote approval with Hubbard absent.
Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____